

ROB-BEN MAR 1st & 2nd

# ROB-BEN-MAR

BLOOMINGTON, INDIANA

J. M. CASON

SCALE 1"=30' ENGINEER JANUARY 1954

## FIRST ADDITION

### ROB-BEN-MAR FIRST ADDITION

TO THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA

A part of the South half of Seminary Lot Number One Hundred Thirty-four (134), and a part of the North half of Seminary Lot Number One Hundred Thirty-four (134), (old No. 1), bounded and described as follows, to-wit: Beginning at a point on the West line of the South half of Seminary Lot Number One Hundred Thirty-four (134), said point being the Southwest corner of the North half of Seminary Lot Number One Hundred Thirty-four (134); thence running East along and with the North line of the South half of said Lot Number One Hundred Thirty-four (134) a distance of Five Hundred Fifty (550) feet; thence South to the South line of said Lot Number One Hundred Thirty-four (134) a distance of Six Hundred Fifty-five (655) feet; thence West along and with the South line of said Seminary Lot Number One Hundred Thirty-four (134) a distance of Five Hundred Fifty (550) feet to the Southwest corner of said Lot Number One Hundred Thirty-four (134); thence North along the West line a distance of Six Hundred Sixty and Forty-five (660.45) feet to the point of beginning; also, a part of the North half of Seminary Lot Number One Hundred Thirty-four (134), bounded and described as follows, to-wit: Beginning at a point which is on the South line of the North half of Seminary Lot Number One Hundred Thirty-four (134) a distance of Five Hundred Fifty (550) feet East of the Southwest corner of said North half of Seminary Lot Number One Hundred Thirty-four (134); thence North Five-tenths (0.5) feet; thence in a Southwesterly direction a distance of Twenty and Five-tenths (20.5) feet to a stone on the South line of the North half of Seminary Lot Number One Hundred Thirty-four (134); thence East Twenty and Five-tenths (20.5) feet to the point of beginning, containing in all Eight and One-third (8 1/3) acres, more or less.

I, J. M. Cason, hereby certify that I am a Professional Engineer, licensed in compliance with the laws of the State of Indiana, registered Number 2191; that this plat correctly represents a survey completed by me on May 18, 1954; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

*J. M. Cason*  
J. M. Cason

Ruby L. Siebenthal, owner of the above described Real Estate, hereby certifies that she has laid out, platted and divided into lots and streets in accordance with the annexed plat, the Real Estate hereinabove described. The sub-division is to be designated and known as ROB-BEN-MAR, First Addition.

The streets are hereby dedicated to the public.

Said property and the use thereof, by the present and future owners or occupants, shall be subject to the following conditions and restrictions which shall run with the land, to-wit:

1. Front Yard Line: There shall be a front yard of not less than Twenty-five (25) feet. No building, or any part thereof, shall be erected or maintained on any lot within twenty-five (25) feet of any street line.
2. Side Yards: Each lot shall have two side yards, each having a width of not less than Six (6) feet, and the aggregate width of both side yards on any lot shall be not less than Thirty (30) per cent of the width of the lot.
3. Rear Yard: There shall be a rear yard of not less than Twenty-five (25) per cent of the depth of the lot, but such rear yard need not exceed Twenty-five (25) feet.
4. Utility Easements: There are strips of ground shown on this plat hereby reserved for the use of public utilities. Said strips of ground are all Eight (8) feet in width, except those strips on the North ends of Lots One (1), Two (2), Three (3), and Four (4), and the South ends of Lots Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), and Twenty-one (21), and the West end of Lot Seven (7), and the West sides of Lots Six (6), Fifteen (15), and Sixteen (16), all of which are Six (6) feet in width.
5. Buildings: Only one single family dwelling house may be erected on each lot as shown by the recorded plat, except on Lots Four (4), Eight (8), Thirteen (13), and Twenty-one (21), on each of which may be erected a two family dwelling, provided that the front entrances of any such double house do not face the same street, provided said lots are zoned to permit such use.
6. No building or other structure erected on this sub-division shall be used for business or manufacturing of any kind.
7. No garages that are unattached to the main structure shall be erected on any lot.
8. No house shall be constructed on any lot except where the structural walls are fabricated on said lot.
9. There shall be no sub-division of any lot or lots nor any sale thereof in parcels, except a portion of a lot may be sold to an adjoining owner, if no new lot is thereby created.

10. The ground floor area of the main structure of any one story residence, exclusive of open porches, breezeways and garages, shall not be less than one thousand (1000) square feet on Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Fourteen (14), Fifteen (15) and Sixteen (16); Eleven hundred (1100) square feet on Lot Seventeen (17); and Twelve hundred (1200) square feet on all other lots. The ground floor area of the main structure of any dwelling of more than one story, exclusive of open porches, breezeways and garages, shall be not less than eight hundred (800) square feet.

11. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

12. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done there on which may be or may become an annoyance or nuisance to the neighborhood.

The right to enforce these conditions and restrictions by injunction together with the right to cause the removal by process of law of any building erected in violation thereof is hereby dedicated to the public and is also reserved to the several owners of the several lots in this sub-division and their assigns, who shall be entitled to such injunctive relief without being required to show any damages of any kind to such persons by or through any such violation.

"Witness my hand and seal this 21st day of June, 1954.

*Ruby L. Siebenthal*  
Ruby L. Siebenthal

State of Indiana, County of Monroe, SS:

Before me, a Notary Public in and for said County and State, this 21st day of June, 1954, personally appeared Ruby L. Siebenthal, widow of J. M. Siebenthal, deceased, not remarried and over twenty-one (21) years of age, and acknowledged the execution of the annexed plat to be her own voluntary act and deed.

"Witness my hand and notarial seal this 21st day of June, 1954.

*Sylvan W. Tackitt*  
Sylvan W. Tackitt, Notary Public

My commission expires: January 4, 1958.

APPROVED: BLOOMINGTON CITY PLAN COMMISSION

BY: *Edwin S. Harrington* President  
Edwin S. Harrington  
*Marward A. Clark* Secretary  
Marward A. Clark  
June 28, 1954.

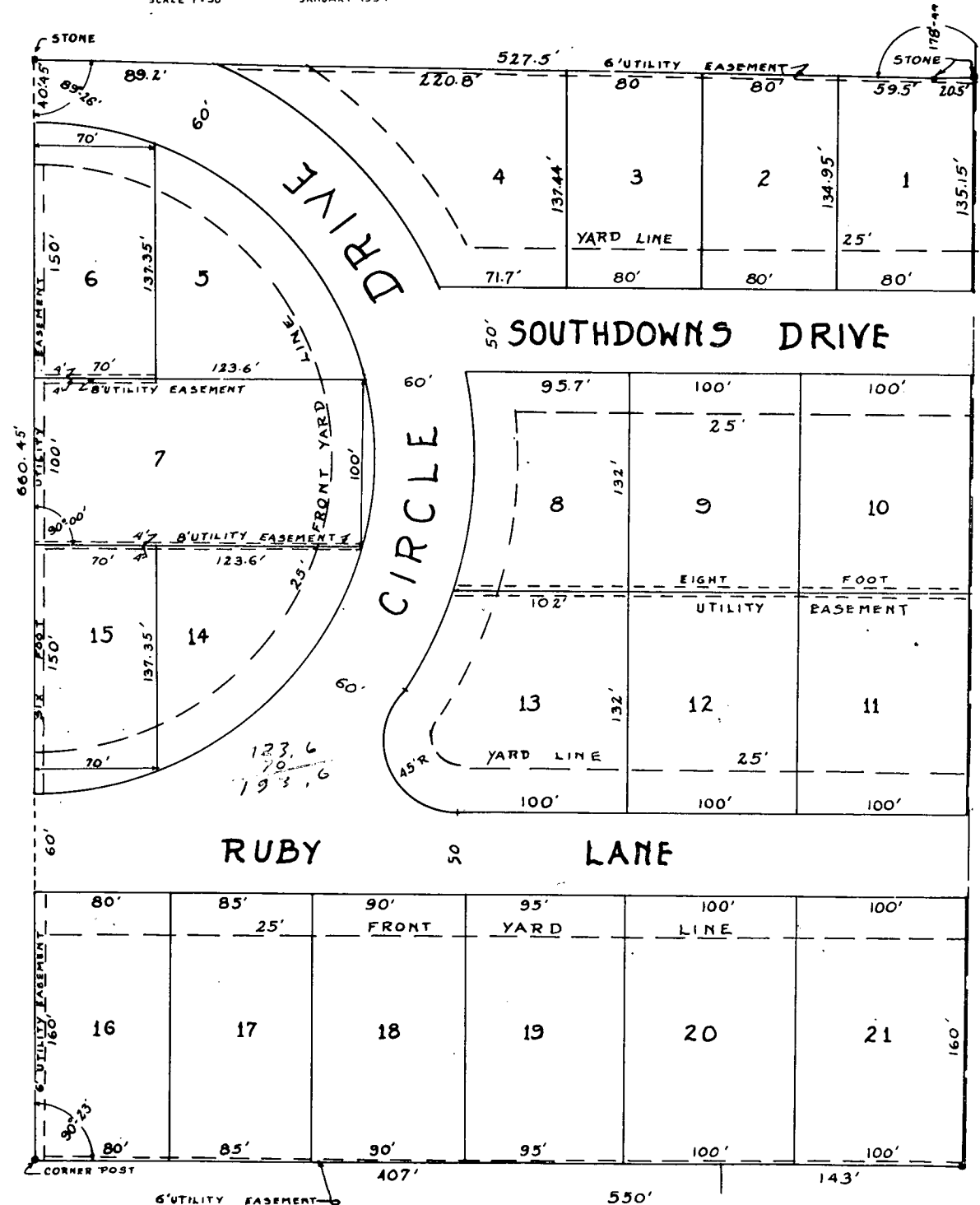
Duly entered for taxation  
June 30, 1954.  
*Thelma Axson*  
Thelma Axson  
Auditor of Monroe County, Indiana.

APPROVED: BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF BLOOMINGTON, INDIANA

*Robert H. McGraw*  
Robert H. McGraw, Mayor  
*Robert H. McGraw*  
Robert H. McGraw, City Attorney

*J. M. Cason*  
J. M. Cason, City Engineer

ATTEST: *Ruth P. Leavitt*  
Ruth P. Leavitt  
City Clerk Treasurer and Secretary of the Board.  
June 21, 1954.



ROB-BEN-MAR FIRST ADDITION  
TO THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA

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*J. M. Cason*  
J. M. Cason

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"Witness my hand and seal this 21st day of June, 1954.

*Ruby L. Siebenthal*  
Ruby L. Siebenthal

State of Indiana, County of Monroe, 38:

Before me, a Notary Public in and for said County and State, this 21st day of June, 1954, personally appeared Ruby L. Siebenthal, widow of R. L. Siebenthal, deceased, not remarried and over twenty-one (21) years of age, and acknowledged the execution of the annexed plat to be her own voluntary act and deed.

"Witness my hand and notarial seal this 21st day of June, 1954. (NOTARIAL SEAL)

*Sylvan W. Tackitt*  
Sylvan W. Tackitt, Notary Public

My commission expires: January 4, 1958.

APPROVED: BLOOMINGTON CITY PLAN COMMISSION

BY: *Edwin S. Harrington* President  
Edwin S. Harrington  
*Marward A. Clark* Secretary  
Marward A. Clark  
June 28, 1954.

Duly entered for taxation  
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*Thelma Axson*  
Thelma Axson  
Auditor of Monroe County, Indiana.

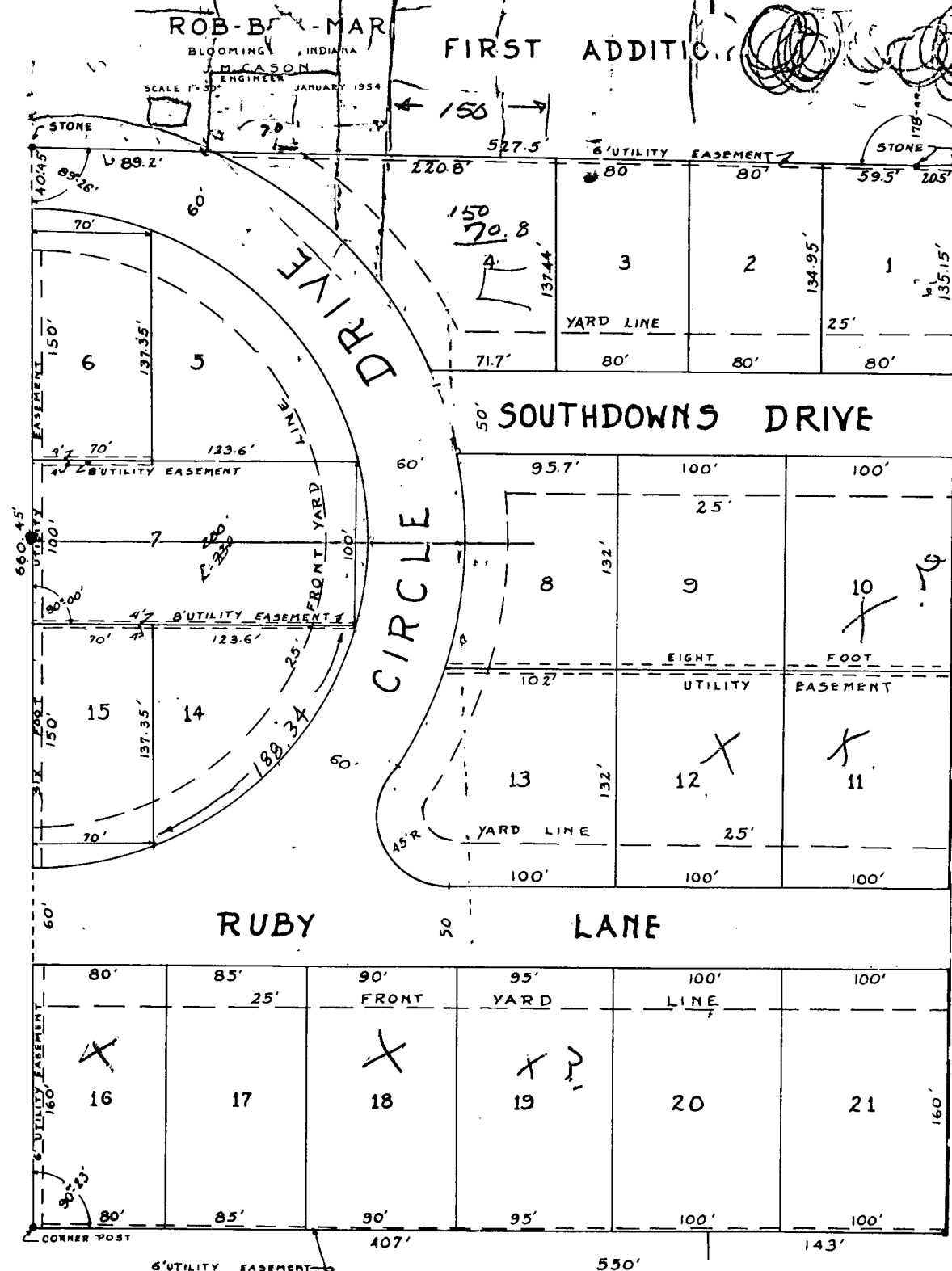
APPROVED: BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF BLOOMINGTON, INDIANA

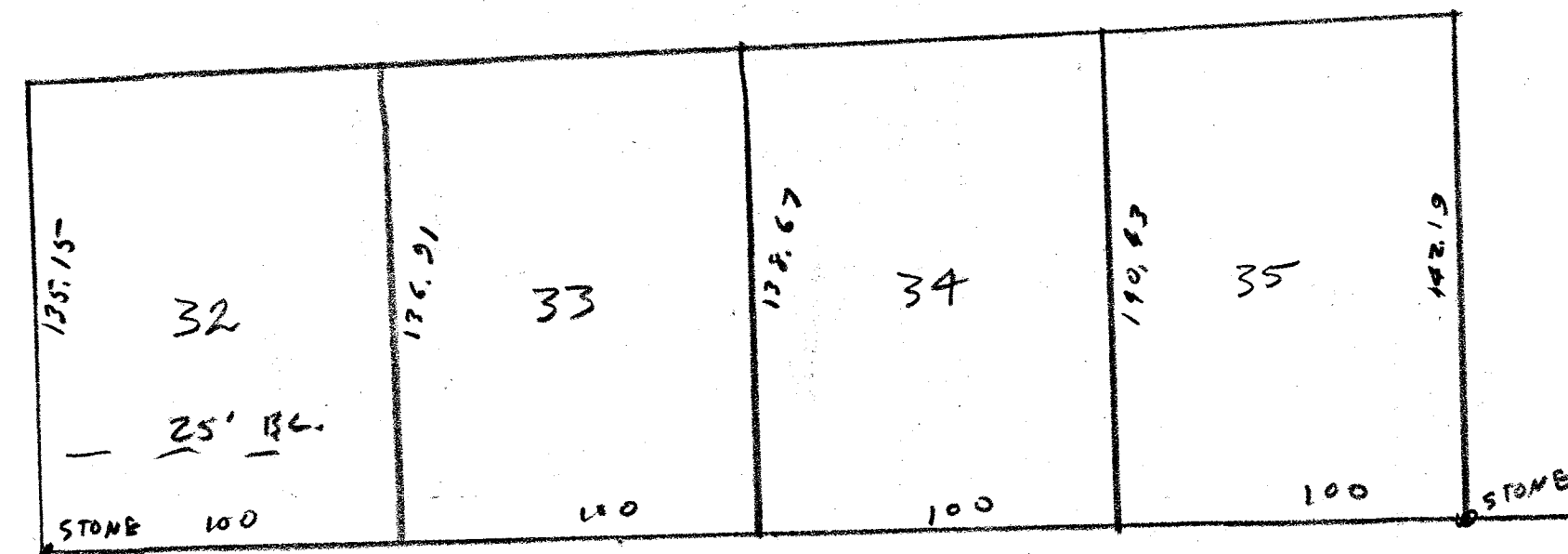
*Robert M. Cason*  
Robert M. Cason, Mayor  
*Robert M. Cason*  
Robert M. Cason, City Attorney

*J. M. Cason*  
J. M. Cason, City Engineer

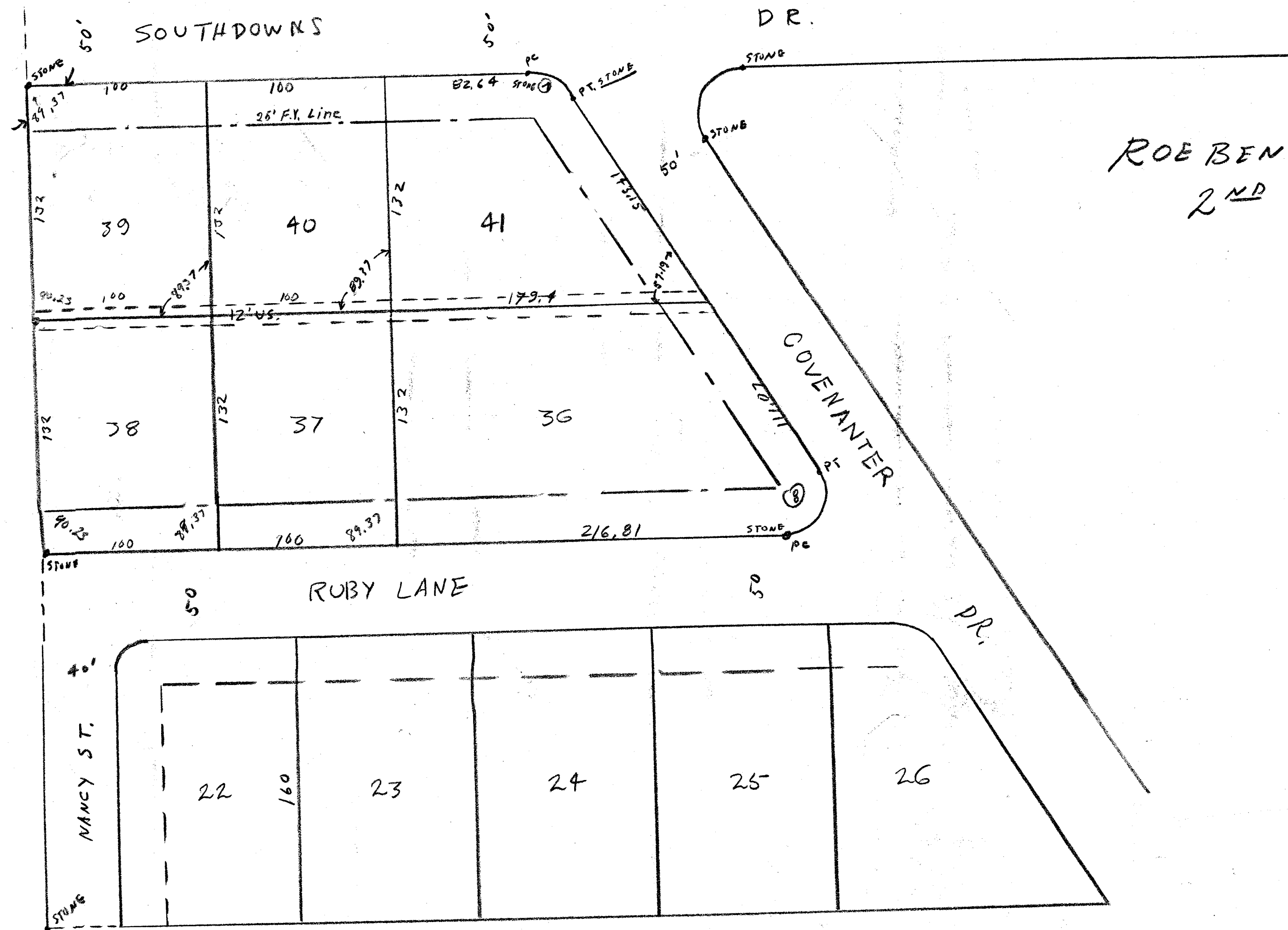
ATTEST: *Sylvan W. Tackitt*  
Sylvan W. Tackitt  
City Clerk Treasurer and Secretary of the Board.

June 21, 1954.





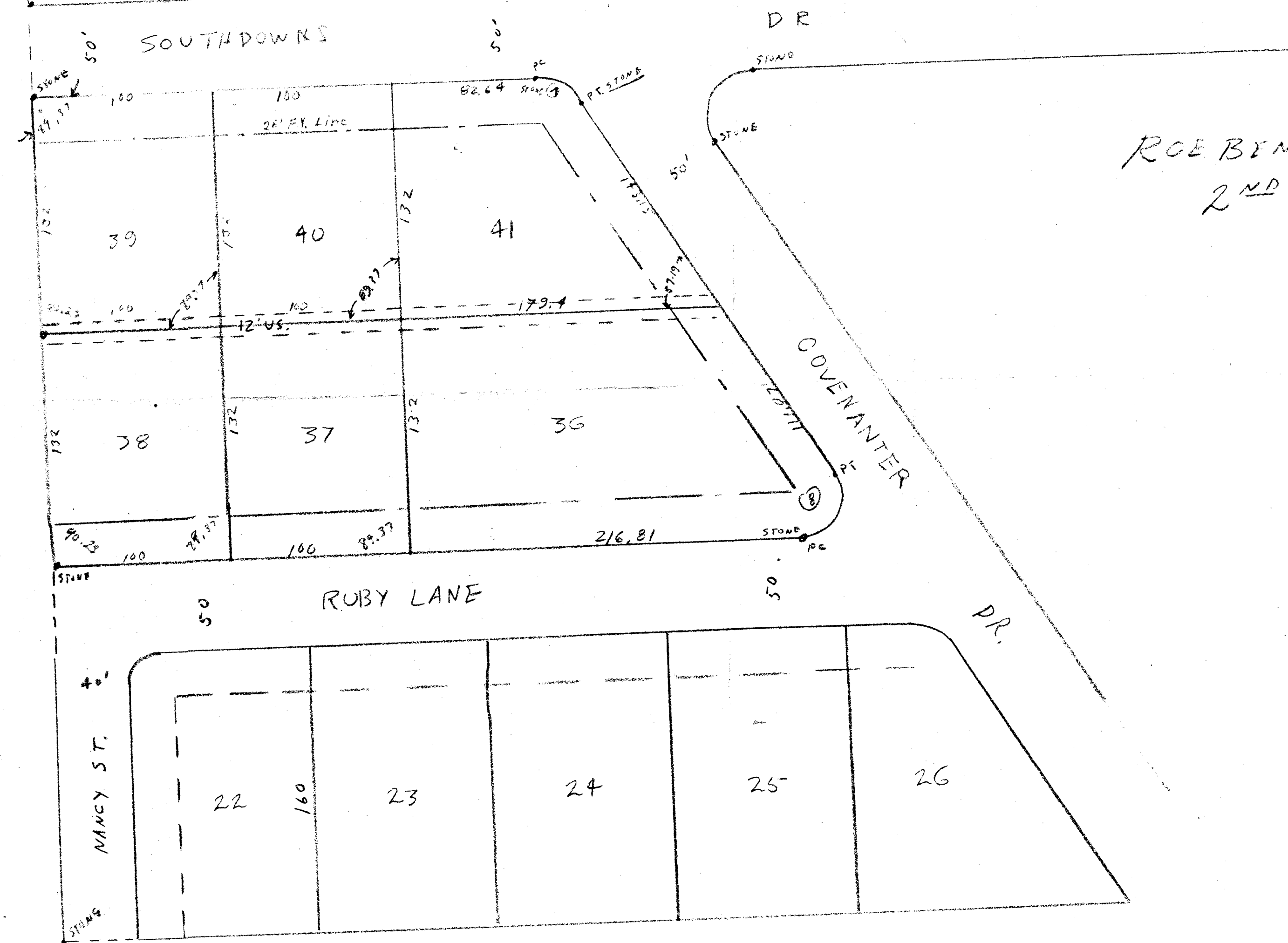
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8				



ROEBEN MAR  
2<sup>ND</sup> ADD.



	CURVE DATA			
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2				
3				
4				
5				
6				
7	57.19	25.0	17.66	25.00
8				



ROEBEN MAR  
2<sup>ND</sup> ADD.